

MINUTES OF THE REGULAR MEETING

October 18, 2005

The SHA met in open session at Musketahquid Village, 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairman: Stephen Shugrue; Vice Chairman: John Darcey; Asst. Treasurer: Elizabeth Rust; Member: Steven J. Swanger; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of September 20, 2005 was made by S. Swanger, seconded by J. Darcey, and unanimously approved.

2. CHECKS: A motion to approve the checks written during the month of September was made by S. Swanger, seconded by J. Darcey, and unanimously approved.

UNFINISHED BUSINESS:

Sites: The request to use modular project staff and funding to increase the size of the septic system at the Landham Road site has been passed on to Paul McPartland of DHCD. J. Howe will review site possibilities, including those that were eliminated by the BRHSSC due to septic concerns and those available under tax title, and will report to the Board next month as to whether it would be advisable to hire a consultant for closer review or to wait and hire someone for site testing only.

WP 1006: Work is nearly complete on WP1006, and DHCD has determined that repairs to the rear pump chamber must be put out to bid, since the current contractor has estimated a cost of \$37,980 for the project. Graves Engineering has been authorized by DHCD to prepare the plans and specs.

3. CPA Proposal: A motion was made by S. Swanger, seconded by E. Rust, and unanimously passed to revise the proposal that was submitted on 10/14 so that it will include the following: Request \$360,000 to cover down payment, legal fees and other associated costs to purchase up to six affordable condos at up to \$60,000 down payment per condo, from those created for local Sudbury applicants under Chapter 40B, for subsequent rental to low income families. Purchases would occur prior to lottery and would be limited to 20% of affordable units in each development that has more than four affordable units. The balance of the purchase price would be covered by a combination of public/private funding. Meetings will be scheduled with the Zoning Board of Appeals and the Community Housing Committee to discuss this proposal.

Community Housing Committee: E. Rust reported on the progress of the 40B Subcommittee of the CHC.

Sudbury Housing Authority
October 18, 2005

NEW BUSINESS:

4. SHALP Payback: A motion was made by J. Darcey, seconded by S. Swanger, and unanimously passed to make a 6th and final payment to the SHA's operating reserves from the SHALP account in the amount of \$5,128. \$30,000 was borrowed from operating reserves and \$34,366 will have been paid back, which includes the interest that the money would have earned had it stayed invested. A balance of \$22,768 will remain in the SHALP account after payment is made.

Vacancy: The tenant in 10C died and the next person on the local list has leased the unit. The applicant who had leased 12B last month changed her mind before moving in and it has been re-leased to a different local applicant. The family at 11 Ford Road will be moving out by 11/4 to private housing. The SHA has requested DHCD authorization to rent that four-bedroom unit to a family requiring a smaller unit in anticipation that it may be razed in order to build a duplex on the site. A positive verbal response has been received.

DIRECTOR'S REPORT:

Maintenance: A report on maintenance activities was presented.

Minutes prepared by Jo-Ann Howe,
Executive Director